153.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	698,500 / 698,500
					USE VALUE:	698,500 / 698,500
					ASSESSED:	698,500 / 698,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POLICELLA WILLIAM V &
Owner 2:	POLICELLA RICHARD J & LYNN A
Owner 3:	
Street 1:	39 CHESTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POLICELLA WILLIAM V & -
Owner 2:	POLICELLA RICHARD J -
Street 1:	39 CHESTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Aluminum Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	242,500		456,000	698,500
Total Card	0.115	242,500		456,000	698,500
Total Parcel	0.115	242,500		456,000	698,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.15 | /Parcel: 489.1

Legal Description

User Acct 101909

GIS Ref

GIS Ref

Insp Date 07/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,700	0	5,000.	456,000	698,700	698,700	Year End Roll	12/18/2019
2019	101	FV	222,500	0	5,000.	427,500	650,000	650,000	Year End Roll	1/3/2019
2018	101	FV	222,500	0	5,000.	353,400	575,900	575,900	Year End Roll	12/20/2017
2017	101	FV	222,500	0	5,000.	324,900	547,400	547,400	Year End Roll	1/3/2017
2016	101	FV	222,500	0	5,000.	296,400	518,900	518,900	Year End	1/4/2016
2015	101	FV	209,600	0	5,000.	290,700	500,300	500,300	Year End Roll	12/11/2014
2014	101	FV	209,600	0	5,000.	270,200	479,800	479,800	Year End Roll	12/16/2013
2013	101	FV	209,600	0	5,000.	257,100	466,700	466,700		12/13/2012

!12031!

PRINT

Date	Time
12/11/20	02:09:05

LAST REV

Date	Time
08/15/18	08:41:22

mmcmakin

12031

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POLICELLA RICHA	66151-32		9/30/2015	Convenience		No	No		
POLICELLA WILLI	66151-26		9/30/2015	Convenience		No	No		
POLICELLA MARGA	66151-23		9/20/2015	Convenience		No	No		
	11932-474		12/14/1970		26,000	No	No		Vincent Policella dod 4/14/1995

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	494	Re-Roof	4,880					
10/14/2009	982	Manual	5,300					

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
6/18/2014	External Ins	PC	PHIL C
10/31/2008	Meas/Inspect	345	PATRIOT
11/22/1999	Meas/Inspect	264	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101909
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.97223961
Adj $ / SQ:	137.815
Other Features:	88500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329520
Depreciation:	86993
Depreciated Total:	242527

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

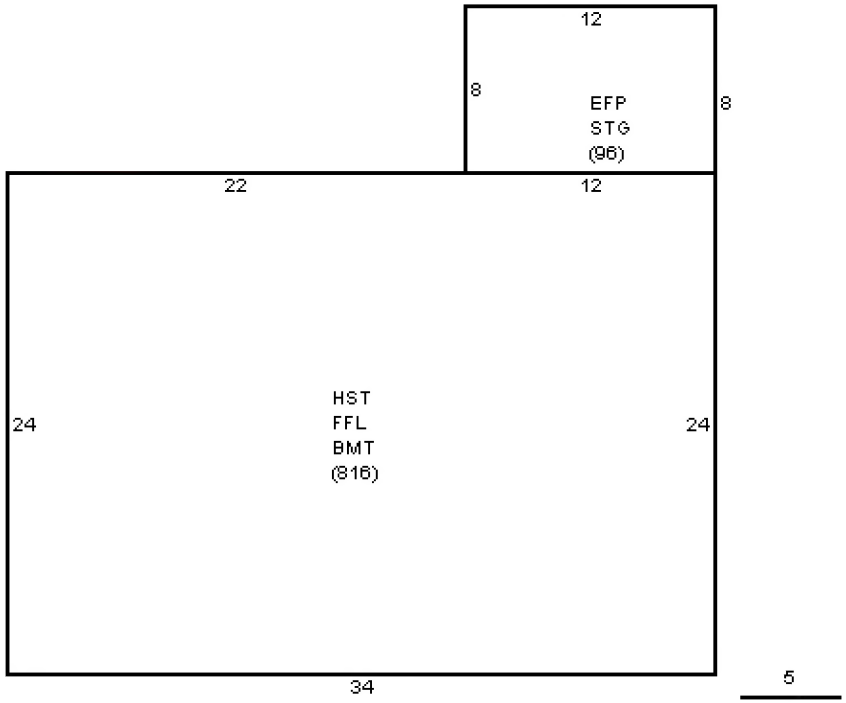
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	44.650	36,436
FFL	First Floor	816	137.810	112,457
HST	Half Story	408	137.810	56,229
EFP	Enclos Porch	96	54.040	5,188
STG	Storage	96	7.860	754
Net Sketched Area:		2,232	Total:	211,064
Size Ad	1224	Gross Are	2640	FinArea 1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	151.60
Special Features:	0	Val/Su Net:	108.65
Final Total:	242500	Val/Su SzAd	198.12

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: